

# Private sector rents in Stratford-on-Avon District

## January 2018

### Private Rental Analysis

- 1) The rents of 350 properties in Stratford-on-Avon District advertised over a two week period in January 2018 were recorded.
- 2) The following snapshot survey comprises 332 properties, after 18 properties (about 5% of all advertised properties) over £2,000 per calendar month were disregarded.
- 3) The median rent is the middle value in the list of the rents that are listed. Medians are used when a distribution of values is skewed by odd or high values.
- 4) Lower quartiles are the lowest 25% of any distribution of values.
- 5) The mean rent is calculated by adding up all the rents and then dividing by the number of different rents.

### Headlines

- 1. Private rented accommodation in Stratford-on-Avon District is expensive.**
  - The District median private sector rent in January 2018 for a 2-bed property is £750 per calendar month (£9,000 per annum).
  - The District lower quartile private sector rent in January 2018 for a 2-bed property is £718 per calendar month (£8,616 per annum).
  - 6% of properties are affordable to people in receipt of Housing Benefit or Universal Credit (compared to 11% in 2013)
- 2. Median rents for most property types have increased since 2013.**
  - The district median rent for a 1-bed property is £625 per calendar month (£7,500 per annum). This is compared to £585 per calendar month in 2013.
- 3. Shared rooms and one-bed properties are particularly expensive, and demand is increasing due to welfare changes.**
  - 5% of shared rooms and 1-bed properties in the District are affordable to people in receipt of Housing Benefit or Universal Credit.
- 4. Rents are higher in Stratford town than in most of the District**
  - The median rent for a 2-bed property in Stratford town in January 2018 is £775 per calendar month (£9,300 per annum).
  - 5% of properties are affordable to people in receipt of Housing Benefit or Universal Credit.
- 5. The West of the District is the least affordable area of the District for households in receipt of housing benefit or Universal Credit.**
  - The median rent for a 2-bed property in Alcester and Studley is £695 per calendar month. The rent considered affordable to people in receipt of Housing Benefit or Universal Credit is £511 per calendar month.

## **Introduction**

An analysis of private sector rents in Stratford-on-Avon District was carried out in January 2018.

**Table 1** provides a snapshot survey of 332 properties in January 2018 and includes median, lower quartile and average (mean) rents of various property types; from rooms to 5-bedroom properties. The data is split into district figures and Stratford town figures. The District figures include Stratford town.

**Table 2** summarises the number of properties in the district that are affordable to people in receipt of Housing Benefit or Universal Credit. People are entitled to Housing Benefit or Universal Credit when they are considered to be on a low income. One of the factors in deciding the maximum amount of assistance they can get is dictated by which area in the district a property is located. Table 2 shows only 6% of properties are considered affordable to those in receipt of Housing Benefit or Universal Credit.

**Table 3** documents the Valuation Office's Private Rental Market analysis from 1<sup>st</sup> October 2016 to 30<sup>th</sup> September 2017. It provides a useful comparison with the Council data, and includes lower quartile, median and average rents.

**Appendix 1** provides a detailed analysis of the data (Lower quartile, median and average) in three tables:

- All District properties (332 properties including Stratford town)
- Stratford town properties (153 properties)
- All properties excluding Stratford town (179 properties)

The table detailing Stratford town properties and the table detailing all other properties in the district provides a useful comparison of private rents.

**Appendix 2** provides the raw data from which the analysis has taken place. It has been organised according to location, in alphabetical order. For each property it includes: property size, rent per calendar month, annual rent, Local Housing Allowance area, maximum Housing Benefit or Universal Credit award (per calendar month) and the monthly shortfall for those in receipt of Universal Credit and Housing Benefit.

**Table 1**  
**Advertised private rents in Stratford-on-Avon District**

*Notes*

- 1) The District figures (i.e. 332 properties) include Stratford town.
- 2) The Stratford town figures (i.e. 153 properties) refer just to the town.
- 3) One beds include self-contained bedsits i.e. bedsits with their own bathroom, toilet and proper cooking facilities.
- 4) \* Sample size ten properties or fewer.

	Area	Room in shared property	1 bed	2 bed	3 bed	4 bed	5+ bed	All properties
Number of properties	District	56	56	111	71	35	3	332
	Stratford town	27	27	60	26	13	0	153
Median rent per calendar month	District	£463	£625	£750	£975	£1,400	*	775
	Stratford town	£498	£650	£775	£1,048	£1,250	*	750
Lowest quartile rent (cheapest 25%) per calendar month	District	£400	£575	£718	£875	£1,173	*	600
	Stratford town	£410	£623	£750	£956	£1,150	*	628
Average (Mean) rent per calendar month	District	£459	£632	£791	£1,008	£1,397	*	825
	Stratford town	£481	£659	£799	£1,075	£1,356	*	813

**Table 2**

**Number of properties affordable to households in receipt of housing benefit or Universal Credit (January 2018)**

*Notes*

- 1) Local Housing Allowance rates dictate how much assistance people get from Housing Benefit or Universal Credit for help to pay their rent.
- 2) The maximum amount of help people get depends on what area of the district they live in.
- 3) The District figures include Stratford town. The Stratford town figures refer just to the town.
- 4) About 6% of properties in the district are affordable to people in receipt of Housing Benefit or Universal Credit (compared to 11% in 2013)

	Area	Room in shared property	1 bed	2 bed	3 bed	4 bed	5+ bed	All properties
Number of properties affordable to people on Housing Benefit or Universal Credit	District	3	3	7	3	5	0	21
	Stratford town	0	2	3	0	2	0	7

**Table 3**  
**Private Rental Market Statistics – Valuation Office**  
**Monthly rents recorded between 1<sup>st</sup> October 2016 and 30<sup>th</sup> September 2017**

*Notes*

- 1) The Valuation Office Agency (VOA) publishes private rental market statistics for each district on a rolling basis for the previous 12 months.
- 2) The data is not up to date (September 17); however it is a useful comparison.
- 3) The sample did not include rooms to rent, whereas the analysis by Stratford-on-Avon District Council included 56 rooms in its sample. This may explain the higher VOA 'lower quartile' figure in particular, compared to the recent analysis.

<b>Stratford on Avon District</b>	<b>Count of rents</b>	<b>Lower Quartile</b>	<b>Median</b>	<b>Average (mean)</b>
Valuation Office	1,000	£675	£750	£856
Stratford-on-Avon District Council	332	£600	£775	£825

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### Appendix 1: Detailed analysis

<b>All District properties (332 properties)</b>			
	Lower quartile	Median	Average (Mean)
Room	£400	£463	£459
1 bed	£575	£625	£632
2 bed	£718	£750	£791
3 bed	£875	£975	£1,008
4 bed	£1,173	£1,400	£1,397
5 bed	*	*	*
<b>All properties</b>	<b>£600</b>	<b>£775</b>	<b>£825</b>

<b>Stratford town only (153 properties)</b>			
	Lower quartile	Median	Average (Mean)
Room	£410	£498	£481
1 bed	£623	£650	£659
2 bed	£750	£775	£799
3 bed	£956	£1,048	£1,075
4 bed	£1,150	£1,250	£1,356
5 bed	*	*	*
<b>All properties</b>	<b>£628</b>	<b>£750</b>	<b>£813</b>

<b>All properties excluding Stratford town (179 properties)</b>			
	Lower quartile	Median	Average (Mean)
Room	£400	£450	£439
1 bed	£550	£595	£608
2 bed	£695	£750	£781
3 bed	£845	£925	£969
4 bed	£1,300	£1,413	£1,421
5 bed	*	*	*
<b>All properties</b>	<b>£595</b>	<b>£775</b>	<b>£835</b>

## Appendix 2: Raw data for 332 properties

Location	No. Beds	Rent per calendar month £	Annual rent £	Local Housing Allowance area	Maximum amount of Housing Benefit or Universal Credit 2017/18 per calendar month to nearest £	Shortfall £ per calendar month
Alcester	1	£425	£5,100	Worcs North	£400	-£25
Alcester	1	£450	£5,400	Worcs North	£400	-£50
Alcester	1	£550	£6,600	Worcs North	£400	-£150
Alcester	1	£595	£7,140	Worcs North	£400	-£195
Alcester	2	£675	£8,100	Worcs North	£511	-£164
Alcester	2	£695	£8,340	Worcs North	£511	-£184
Alcester	2	£750	£9,000	Worcs North	£511	-£239
Alcester	2	£750	£9,000	Worcs North	£511	-£239
Alcester	2	£750	£9,000	Worcs North	£511	-£239
Alcester	3	£895	£10,740	Worcs North	£579	-£316
Alcester	3	£895	£10,740	Worcs North	£579	-£316
Alcester	3	£995	£11,940	Worcs North	£579	-£416
Alcester	3	£1,000	£12,000	Worcs North	£579	-£421
Alcester	4	£925	£11,100	Worcs North	£767	-£158
Alcester	4	£925	£11,100	Worcs North	£767	-£158
Alcester	4	£1,500	£18,000	Worcs North	£767	-£733
Alcester	ROOM	£400	£4,800	Worcs North	£267	-£133
Alcester	ROOM	£400	£4,800	Worcs North	£267	-£133
Ardens Grafton	4	£1,425	£17,100	Warks South	£1,071	-£354
Armscote	4	£1,500	£18,000	Warks South	£1,071	-£429
Ashorne	ROOM	£500	£6,000	Warks South	£312	-£188
Aston Cantlow	3	£995	£11,940	Warks South	£790	-£205
Atherstone on Stour	4	£1,850	£22,200	Warks South	£1,071	-£779
Avon Dassett	1	£750	£9,000	Warks South	£517	-£233
Bidford on Avon	1	£495	£5,940	Warks South	£517	FALSE
Bidford on Avon	1	£550	£6,600	Warks South	£517	-£33
Bidford on Avon	1	£575	£6,900	Warks South	£517	-£58
Bidford on Avon	1	£600	£7,200	Warks South	£517	-£83
Bidford on Avon	2	£600	£7,200	Warks South	£653	FALSE
Bidford on Avon	2	£695	£8,340	Warks South	£653	-£42
Bidford on Avon	2	£730	£8,760	Warks South	£653	-£77
Bidford on Avon	2	£750	£9,000	Warks South	£653	-£97
Bidford on Avon	3	£775	£9,300	Warks South	£790	FALSE
Bidford on Avon	3	£875	£10,500	Warks South	£790	-£85
Bidford on Avon	4	£1,300	£15,600	Warks South	£1,071	-£229
Bidford on Avon	5	£1,200	£14,400	Warks South	£1,071	-£129
Bidford on Avon	ROOM	£500	£6,000	Warks South	£312	-£188
Binton	3	£800	£9,600	Warks South	£790	-£10
Binton	3	£1,500	£18,000	Warks South	£790	-£710
Bishops Itchington	3	£895	£10,740	Warks South	£790	-£105
Bishops Itchington	ROOM	£433	£5,196	Warks South	£312	-£121
Blackwell	2	£780	£9,360	Warks South	£653	-£127
Burmington	3	£995	£11,940	Warks South	£790	-£205

Location	No. Beds	Rent per calendar month £	Annual rent £	Local Housing Allowance area	Maximum amount of Housing Benefit or Universal Credit 2017/18 per calendar month to nearest £	Shortfall £ per calendar month
Burton Dasset	1	£695	£8,340	Warks South	£517	-£178
Butlers Marston	4	£1,500	£18,000	Warks South	£1,071	-£429
Clifford Chambers	2	£795	£9,540	Warks South	£653	-£142
Clifford Chambers	2	£815	£9,780	Warks South	£653	-£162
Darlingscott	1	£625	£7,500	Warks South	£517	-£108
Deppers Bridge	3	£850	£10,200	Warks South	£790	-£60
Dorsington	2	£1,495	£17,940	Warks South	£653	-£842
Drayton	ROOM	£550	£6,600	Warks South	£312	-£238
Earlswood	2	£875	£10,500	Solihull	£650	-£225
Ettington	3	£825	£9,900	Warks South	£790	-£35
Ettington	3	£1,250	£15,000	Warks South	£790	-£460
Fenny Compton	3	£825	£9,900	Warks South	£790	-£35
Goldicote	ROOM	£400	£4,800	Warks South	£312	-£88
Great Alne	2	£1,200	£14,400	Warks South	£653	-£547
Hampton Lucy	4	£1,350	£16,200	Warks South	£1,071	-£279
Harbury	2	£695	£8,340	Warks South	£653	-£42
Harbury	2	£850	£10,200	Warks South	£653	-£197
Harbury	4	£1,500	£18,000	Warks South	£1,071	-£429
Harbury	ROOM	£500	£6,000	Warks South	£312	-£188
Harbury	ROOM	£600	£7,200	Warks South	£312	-£288
Haselor	3	£925	£11,100	Worcs North	£579	-£346
Henley in Arden	1	£700	£8,400	Solihull	£506	-£194
Henley in Arden	1	£700	£8,400	Worcs North	£400	-£300
Henley in Arden	2	£750	£9,000	Solihull	£650	-£100
Henley in Arden	2	£775	£9,300	Solihull	£650	-£125
Henley in Arden	2	£795	£9,540	Solihull	£650	-£145
Henley in Arden	2	£795	£9,540	Solihull	£650	-£145
Henley in Arden	2	£875	£10,500	Solihull	£650	-£225
Henley in Arden	2	£1,200	£14,400	Solihull	£650	-£550
Henley in Arden	3	£925	£11,100	Solihull	£750	-£175
Henley in Arden	3	£1,250	£15,000	Solihull	£750	-£500
Henley in Arden	3	£1,250	£15,000	Solihull	£750	-£500
Henley in Arden	4	£1,350	£16,200	Solihull	£1,000	-£350
Honington	3	£900	£10,800	Warks South	£790	-£110
Ilmington	ROOM	£500	£6,000	Warks South	£312	-£188
Kineton	4	£1,000	£12,000	Warks South	£1,071	FALSE
Langley	2	£800	£9,600	Warks South	£653	-£147
Lighthorne	3	£1,275	£15,300	Warks South	£790	-£485
Lighthorne Heath	ROOM	£480	£5,760	Warks South	£312	-£168
Long Compton	ROOM	£450	£5,400	Cherwell	£320	-£130
Long Itchington	2	£575	£6,900	Warks South	£653	FALSE
Long Itchington	3	£675	£8,100	Warks South	£790	FALSE
Long Itchington	4	£1,045	£12,540	Warks South	£1,071	FALSE
Long Marston	ROOM	£400	£4,800	Warks South	£312	-£88
Lower Quinton	1	£575	£6,900	Warks South	£517	-£58



Location	No. Beds	Rent per calendar month £	Annual rent £	Local Housing Allowance area	Maximum amount of Housing Benefit or Universal Credit 2017/18 per calendar month to nearest £	Shortfall £ per calendar month
Lower Quinton	2	£600	£7,200	Warks South	£653	FALSE
Loxley	4	£1,700	£20,400	Warks South	£1,071	-£629
Loxley	ROOM	£480	£5,760	Warks South	£312	-£168
Moreton Morrell	ROOM	£450	£5,400	Warks South	£312	-£138
Napton	3	£795	£9,540	Warks South	£790	-£5
Northend	ROOM	£500	£6,000	Warks South	£312	-£188
Pillerton Priors	4	£1,750	£21,000	Warks South	£1,071	-£679
Preston on Stour	2	£900	£10,800	Warks South	£653	-£247
Preston on Stour	3	£775	£9,300	Warks South	£790	FALSE
Ratley	ROOM	£400	£4,800	Cherwell	£320	-£80
Salford Priors	2	£750	£9,000	Worcs South	£557	-£193
Salford Priors	2	£850	£10,200	Worcs South	£557	-£293
Salford Priors	ROOM	£300	£3,600	Worcs South	£306	FALSE
Shipston on Stour	1	£575	£6,900	Warks South	£517	-£58
Shipston on Stour	1	£595	£7,140	Warks South	£517	-£78
Shipston on Stour	1	£625	£7,500	Warks South	£517	-£108
Shipston on Stour	1	£725	£8,700	Warks South	£517	-£208
Shipston on Stour	1	£775	£9,300	Warks South	£517	-£258
Shipston on Stour	2	£625	£7,500	Warks South	£653	FALSE
Shipston on Stour	2	£695	£8,340	Warks South	£653	-£42
Shipston on Stour	2	£745	£8,940	Warks South	£653	-£92
Shipston on Stour	2	£775	£9,300	Warks South	£653	-£122
Shipston on Stour	2	£835	£10,020	Warks South	£653	-£182
Shipston on Stour	3	£850	£10,200	Warks South	£790	-£60
Shipston on Stour	3	£950	£11,400	Warks South	£790	-£160
Shipston on Stour	3	£995	£11,940	Warks South	£790	-£205
Shipston on Stour	3	£995	£11,940	Warks South	£790	-£205
Shipston on Stour	3	£1,000	£12,000	Warks South	£790	-£210
Shipston on Stour	3	£1,150	£13,800	Warks South	£790	-£360
Shipston on Stour	ROOM	£400	£4,800	Warks South	£312	-£88
Shipston on Stour	ROOM	£450	£5,400	Warks South	£312	-£138
Snitterfield	4	£1,400	£16,800	Warks South	£1,071	-£329
Southam	1	£550	£6,600	Warks South	£517	-£33
Southam	1	£625	£7,500	Warks South	£517	-£108
Southam	2	£700	£8,400	Warks South	£653	-£47
Southam	2	£700	£8,400	Warks South	£653	-£47
Southam	2	£725	£8,700	Warks South	£653	-£72
Southam	2	£725	£8,700	Warks South	£653	-£72
Southam	2	£750	£9,000	Warks South	£653	-£97
Southam	2	£795	£9,540	Warks South	£653	-£142
Southam	2	£850	£10,200	Warks South	£653	-£197
Southam	2	£900	£10,800	Warks South	£653	-£247
Southam	3	£795	£9,540	Warks South	£790	-£5
Southam	3	£845	£10,140	Warks South	£790	-£55
Southam	3	£850	£10,200	Warks South	£790	-£60

Location	No. Beds	Rent per calendar month £	Annual rent £	Local Housing Allowance area	Maximum amount of Housing Benefit or Universal Credit 2017/18 per calendar month to nearest £	Shortfall £ per calendar month
Southam	3	£850	£10,200	Warks South	£790	-\$60
Southam	3	£925	£11,100	Warks South	£790	-\$135
Southam	3	£1,195	£14,340	Warks South	£790	-\$405
Southam	4	£995	£11,940	Warks South	£1,071	FALSE
Southam	4	£1,345	£16,140	Warks South	£1,071	-\$274
Southam	ROOM	£340	£4,080	Warks South	£312	-\$28
Southam	ROOM	£390	£4,680	Warks South	£312	-\$78
Southam	ROOM	£433	£5,196	Warks South	£312	-\$121
Southam	ROOM	£500	£6,000	Warks South	£312	-\$188
Stratford town	1	£425	£5,100	Warks South	£517	FALSE
Stratford town	1	£500	£6,000	Warks South	£517	FALSE
Stratford town	1	£535	£6,420	Warks South	£517	-\$18
Stratford town	1	£595	£7,140	Warks South	£517	-\$78
Stratford town	1	£595	£7,140	Warks South	£517	-\$78
Stratford town	1	£620	£7,440	Warks South	£517	-\$103
Stratford town	1	£620	£7,440	Warks South	£517	-\$103
Stratford town	1	£625	£7,500	Warks South	£517	-\$108
Stratford town	1	£625	£7,500	Warks South	£517	-\$108
Stratford town	1	£650	£7,800	Warks South	£517	-\$133
Stratford town	1	£650	£7,800	Warks South	£517	-\$133
Stratford town	1	£650	£7,800	Warks South	£517	-\$133
Stratford town	1	£650	£7,800	Warks South	£517	-\$133
Stratford town	1	£650	£7,800	Warks South	£517	-\$133
Stratford town	1	£675	£8,100	Warks South	£517	-\$158
Stratford town	1	£695	£8,340	Warks South	£517	-\$178
Stratford town	1	£695	£8,340	Warks South	£517	-\$178
Stratford town	1	£695	£8,340	Warks South	£517	-\$178
Stratford town	1	£695	£8,340	Warks South	£517	-\$178
Stratford town	1	£695	£8,340	Warks South	£517	-\$178
Stratford town	1	£700	£8,400	Warks South	£517	-\$183
Stratford town	1	£715	£8,580	Warks South	£517	-\$198
Stratford town	1	£725	£8,700	Warks South	£517	-\$208
Stratford town	1	£725	£8,700	Warks South	£517	-\$208
Stratford town	1	£775	£9,300	Warks South	£517	-\$258
Stratford town	1	£775	£9,300	Warks South	£517	-\$258
Stratford town	1	£850	£10,200	Warks South	£517	-\$333
Stratford town	2	£520	£6,240	Warks South	£653	FALSE
Stratford town	2	£595	£7,140	Warks South	£653	FALSE
Stratford town	2	£625	£7,500	Warks South	£653	FALSE
Stratford town	2	£675	£8,100	Warks South	£653	-\$22
Stratford town	2	£695	£8,340	Warks South	£653	-\$42
Stratford town	2	£695	£8,340	Warks South	£653	-\$42
Stratford town	2	£695	£8,340	Warks South	£653	-\$42
Stratford town	2	£700	£8,400	Warks South	£653	-\$47
Stratford town	2	£700	£8,400	Warks South	£653	-\$47

Location	No. Beds	Rent per calendar month £	Annual rent £	Local Housing Allowance area	Maximum amount of Housing Benefit or Universal Credit 2017/18 per calendar month to nearest £	Shortfall £ per calendar month
Stratford town	2	£710	£8,520	Warks South	£653	-\$57
Stratford town	2	£725	£8,700	Warks South	£653	-\$72
Stratford town	2	£725	£8,700	Warks South	£653	-\$72
Stratford town	2	£725	£8,700	Warks South	£653	-\$72
Stratford town	2	£725	£8,700	Warks south	£653	-\$72
Stratford town	2	£750	£9,000	Warks South	£653	-\$97
Stratford town	2	£750	£9,000	Warks South	£653	-\$97
Stratford town	2	£750	£9,000	Warks South	£653	-\$97
Stratford town	2	£750	£9,000	Warks South	£653	-\$97
Stratford town	2	£750	£9,000	Warks South	£653	-\$97
Stratford town	2	£750	£9,000	Warks South	£653	-\$97
Stratford town	2	£750	£9,000	Warks South	£653	-\$97
Stratford town	2	£750	£9,000	Warks South	£653	-\$97
Stratford town	2	£750	£9,000	Warks South	£653	-\$97
Stratford town	2	£750	£9,000	Warks South	£635	-\$115
Stratford town	2	£750	£9,000	Warks South	£653	-\$97
Stratford town	2	£750	£9,000	Warks South	£653	-\$97
Stratford town	2	£750	£9,000	Warks South	£653	-\$97
Stratford town	2	£775	£9,300	Warks South	£653	-\$122
Stratford town	2	£775	£9,300	Warks South	£653	-\$122
Stratford town	2	£775	£9,300	Warks South	£653	-\$122
Stratford town	2	£775	£9,300	Warks South	£653	-\$122
Stratford town	2	£795	£9,540	Warks South	£653	-\$142
Stratford town	2	£795	£9,540	Warks South	£653	-\$142
Stratford town	2	£795	£9,540	Warks South	£653	-\$142
Stratford town	2	£795	£9,540	Warks South	£653	-\$142
Stratford town	2	£800	£9,600	Warks South	£653	-\$147
Stratford town	2	£800	£9,600	Warks South	£653	-\$147
Stratford town	2	£800	£9,600	Warks South	£653	-\$147
Stratford town	2	£825	£9,900	Warks South	£653	-\$172
Stratford town	2	£825	£9,900	Warks South	£653	-\$172
Stratford town	2	£850	£10,200	Warks South	£653	-\$197
Stratford town	2	£850	£10,200	Warks South	£653	-\$197
Stratford town	2	£850	£10,200	Warks South	£653	-\$197
Stratford town	2	£850	£10,200	Warks South	£653	-\$197
Stratford town	2	£875	£10,500	Warks South	£653	-\$222
Stratford town	2	£875	£10,500	Warks South	£653	-\$222
Stratford town	2	£875	£10,500	Warks South	£653	-\$222
Stratford town	2	£895	£10,740	Warks South	£653	-\$242
Stratford town	2	£895	£10,740	Warks South	£653	-\$242
Stratford town	2	£895	£10,740	Warks South	£653	-\$242
Stratford town	2	£895	£10,740	Warks South	£653	-\$242
Stratford town	2	£895	£10,740	Warks South	£653	-\$242
Stratford town	2	£895	£10,740	Warks South	£653	-\$242
Stratford town	2	£925	£11,100	Warks South	£653	-\$272

Location	No. Beds	Rent per calendar month £	Annual rent £	Local Housing Allowance area	Maximum amount of Housing Benefit or Universal Credit 2017/18 per calendar month to nearest £	Shortfall £ per calendar month
Stratford town	2	£950	£11,400	Warks South	£653	-£297
Stratford town	2	£950	£11,400	Warks South	£653	-£297
Stratford town	2	£995	£11,940	Warks South	£653	-£342
Stratford town	2	£1,000	£12,000	Warks South	£653	-£347
Stratford town	2	£1,050	£12,600	Warks South	£653	-£397
Stratford town	2	£1,100	£13,200	Warks South	£653	-£447
Stratford town	3	£850	£10,200	Warks South	£790	-£60
Stratford town	3	£875	£10,500	Warks South	£790	-£85
Stratford town	3	£895	£10,740	Warks South	£790	-£105
Stratford town	3	£900	£10,800	Warks South	£790	-£110
Stratford town	3	£900	£10,800	Warks South	£790	-£110
Stratford town	3	£925	£11,100	Warks South	£790	-£135
Stratford town	3	£950	£11,400	Warks South	£790	-£160
Stratford town	3	£975	£11,700	Warks South	£790	-£185
Stratford town	3	£975	£11,700	Warks South	£790	-£185
Stratford town	3	£995	£11,940	Warks South	£790	-£205
Stratford town	3	£995	£11,940	Warks South	£790	-£205
Stratford town	3	£995	£11,940	Warks South	£790	-£205
Stratford town	3	£1,000	£12,000	Warks South	£790	-£210
Stratford town	3	£1,095	£13,140	Warks South	£790	-£305
Stratford town	3	£1,100	£13,200	Warks South	£790	-£310
Stratford town	3	£1,100	£13,200	Warks South	£790	-£310
Stratford town	3	£1,100	£13,200	Warks South	£790	-£310
Stratford town	3	£1,150	£13,800	Warks South	£790	-£360
Stratford town	3	£1,195	£14,340	Warks South	£790	-£405
Stratford town	3	£1,200	£14,400	Warks South	£790	-£410
Stratford town	3	£1,200	£14,400	Warks South	£790	-£410
Stratford town	3	£1,200	£14,400	Warks South	£790	-£410
Stratford town	3	£1,295	£15,540	Warks South	£790	-£505
Stratford town	3	£1,350	£16,200	Warks South	£790	-£560
Stratford town	3	£1,350	£16,200	Warks South	£790	-£560
Stratford town	3	£1,395	£16,740	Warks South	£790	-£605
Stratford town	4	£995	£11,940	Warks South	£1,071	FALSE
Stratford town	4	£1,050	£12,600	Warks South	£1,071	FALSE
Stratford town	4	£1,100	£13,200	Warks South	£1,071	-£29
Stratford town	4	£1,150	£13,800	Warks South	£1,071	-£79
Stratford town	4	£1,195	£14,340	Warks South	£1,071	-£124
Stratford town	4	£1,250	£15,000	Warks South	£1,071	-£179
Stratford town	4	£1,250	£15,000	Warks South	£1,071	-£179
Stratford town	4	£1,495	£17,940	Warks South	£1,071	-£424
Stratford town	4	£1,500	£18,000	Warks South	£1,071	-£429
Stratford town	4	£1,500	£18,000	Warks South	£1,071	-£429
Stratford town	4	£1,650	£19,800	Warks South	£1,071	-£579
Stratford town	4	£1,695	£20,340	Warks South	£1,071	-£624
Stratford town	4	£1,800	£21,600	Warks South	£1,071	-£729

Location	No. Beds	Rent per calendar month £	Annual rent £	Local Housing Allowance area	Maximum amount of Housing Benefit or Universal Credit 2017/18 per calendar month to nearest £	Shortfall £ per calendar month
Stratford town	ROOM	£325	£3,900	Warks South	£312	-£13
Stratford town	ROOM	£340	£4,080	Warks South	£312	-£28
Stratford town	ROOM	£347	£4,160	Warks South	£312	-£34
Stratford town	ROOM	£390	£4,680	Warks South	£312	-£78
Stratford town	ROOM	£395	£4,740	Warks South	£312	-£83
Stratford town	ROOM	£400	£4,800	Warks South	£312	-£88
Stratford town	ROOM	£400	£4,800	Warks South	£312	-£88
Stratford town	ROOM	£420	£5,040	Warks South	£312	-£108
Stratford town	ROOM	£430	£5,160	Warks South	£312	-£118
Stratford town	ROOM	£433	£5,196	Warks South	£312	-£121
Stratford town	ROOM	£450	£5,400	Warks South	£312	-£138
Stratford town	ROOM	£475	£5,700	Warks South	£312	-£163
Stratford town	ROOM	£490	£5,880	Warks South	£312	-£178
Stratford town	ROOM	£498	£5,976	Warks South	£312	-£186
Stratford town	ROOM	£500	£6,000	Warks South	£312	-£188
Stratford town	ROOM	£500	£6,000	Warks South	£312	-£188
Stratford town	ROOM	£500	£6,000	Warks South	£312	-£188
Stratford town	ROOM	£500	£6,000	Warks South	£312	-£188
Stratford town	ROOM	£535	£6,420	Warks South	£312	-£223
Stratford town	ROOM	£542	£6,500	Warks South	£312	-£229
Stratford town	ROOM	£550	£6,600	Warks South	£312	-£238
Stratford town	ROOM	£550	£6,600	Warks South	£312	-£238
Stratford town	ROOM	£550	£6,600	Warks South	£312	-£238
Stratford town	ROOM	£600	£7,200	Warks South	£312	-£288
Stratford town	ROOM	£600	£7,200	Warks South	£312	-£288
Stratford town	ROOM	£628	£7,536	Warks South	£312	-£316
Stratford town	ROOM	£628	£7,536	Warks South	£312	-£316
Studley	1	£475	£5,700	Worcs North	£400	-£75
Studley	1	£525	£6,300	Worcs North	£400	-£125
Studley	1	£550	£6,600	Worcs North	£400	-£150
Studley	1	£600	£7,200	Worcs North	£400	-£200
Studley	1	£802	£9,624	Worcs North	£400	-£402
Studley	2	£550	£6,600	Worcs North	£511	-£39
Studley	2	£595	£7,140	Worcs North	£511	-£84
Studley	2	£595	£7,140	Worcs North	£511	-£84
Studley	2	£625	£7,500	Worcs North	£511	-£114
Studley	2	£650	£7,800	Worcs North	£511	-£139
Studley	2	£1,200	£14,400	Worcs North	£511	-£689
Studley	3	£695	£8,340	Worcs North	£579	-£116
Studley	3	£750	£9,000	Worcs North	£579	-£171
Studley	3	£825	£9,900	Worcs North	£579	-£246
Studley	3	£1,250	£15,000	Worcs North	£579	-£671
Studley	4	£1,300	£15,600	Worcs North	£767	-£533
Studley	4	£1,950	£23,400	Worcs North	£767	-£1,183
Temple Grafton	3	£895	£10,740	Warks South	£790	-£105

Location	No. Beds	Rent per calendar month £	Annual rent £	Local Housing Allowance area	Maximum amount of Housing Benefit or Universal Credit 2017/18 per calendar month to nearest £	Shortfall £ per calendar month
Tiddington	2	£665	£7,980	Warks South	£653	-£12
Tiddington	3	£975	£11,700	Warks South	£790	-£185
Tiddington	5	£1,800	£21,600	Warks South	£1,071	-£729
Tredington	5	£1,495	£17,940	Warks South	£1,071	-£424
Tysoe	4	£1,750	£21,000	Cherwell	£1,079	-£671
Ullenhall	3	£1,600	£19,200	Worcs North	£579	-£1,021
Upper Tysoe	2	£875	£10,500	Cherwell	£685	-£190
Welford on Avon	3	£1,150	£13,800	Warks South	£790	-£360
Wellesbourne	1	£525	£6,300	Warks South	£517	-£8
Wellesbourne	1	£595	£7,140	Warks South	£517	-£78
Wellesbourne	2	£675	£8,100	Warks South	£653	-£22
Wellesbourne	3	£925	£11,100	Warks South	£790	-£135
Wellesbourne	4	£1,895	£22,740	Warks South	£1,071	-£824
Wellesbourne	ROOM	£250	£3,000	Warks south	£312	FALSE
Wellesbourne	ROOM	£300	£3,600	Warks South	£312	FALSE
Wellesbourne	ROOM	£475	£5,700	Warks South	£312	-£163
Wellesbourne	ROOM	£520	£6,240	Warks South	£312	-£208
Wootton Wawen	1	£795	£9,540	Warks South	£517	-£278
Wootton Wawen	ROOM	£434	£5,208	Warks South	£312	-£122

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